

GOVERNMENT OF ANDHRA PRADESH

Abstract

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority-change of land use of the land from Residential use to Commercial use (Category-C only) in Plot Nos.573-B & 573-C of Jubilee Hills Co-operative Housing Society at Road No.82 Jubilee Hills, Hyderabad District to an extent of 3659.00 Sq. Mts., - Draft Variation – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O.Ms.No. 318

Dated: 19th May 2009

Read the followings:

1. Repn from Dr.V.Rajasekhar, Dated: 01.10.2007&dated:15-07-2008.
2. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.14284/PD1/Plg./H/2007, Dated: 29.11.2008.
3. Govt. Memo.No.21688/I₁/2007, MA&UD (I₁) Deptt, dated:19-01-2009
4. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.14284/PD1/Plg./HMDA/ 2007, Dated: 30-04-2009.

<<<>>>

O R D E R:

The draft variation to the land use envisaged in the notified Zonal Development Plan for Zone-V of erstwhile MCH area, issued in Government Memo 3rd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.41, Part-I, dated: 22-01-2009. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.7,31,800/- (Rupees seven lakhs thirty one thousands and eight hundred only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated: 21-05-2009.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government

Dr. C.V.S.K.SARMA

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad with a request to publish a notice in the newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government for taking further action.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy District, Hyderabad.

Sf /Sc

//FOWARDED BY ORDER//

SECTION OFFICER

-2-
APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 Of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Zonal Development Plan for Zone-V of erstwhile MCH area, which is the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.41, Part-1, dated: 22-01-2009 as required by sub-section (3) of the said section.

VARIATION

The site in Plot Nos. 573-B-III and 573-C-III abutting Road No.82 of Jubilee Hills in Sy.No 403/1 (old) and 120 (New) of Shaikpet Village & Mandal Hyderabad District to an extent of 3659.00 Sq. Mts which are given in the schedule below, which is earmarked as Residential use zone in the notified zonal development plan for zone-V of erstwhile MCH area is designated as commercial use zone under category –C only in terms of G.O.Ms.No.766, MA&UD (I₁) Deptt, dated: 18-10-2007., subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
6. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. that the change of land use shall not be used as the proof of any title of the land.
8. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
9. the applicant shall obtain necessary clearance from Heritage conservation committee before undertaking any developmental activity in the site u/r.
10. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
11. the applicant shall pay impact fee of 3 times the rate prescribed for category-C roads under G.O.Ms.No. 766, MA&UD (I₁) Deptt, dated: 18-10-2007 to GHMC at the time of obtaining building permission.

SCHEDULE OF BOUNDARIES

NORTH: 120'-0" wide Road No.82 of Jubilee Hills.
SOUTH: 30'-0" wide Road.
EAST : Plot No. 573-D-III of Jubilee Hills Co-op Housing Society.
WEST : Plot No. 573-A-III of Jubilee Hills Co-op Housing Society

Dr.C.V.S.K.SARMA
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER